

Identification of the Area

Name or Designation: Bothell/Kirkland

Area 85

Boundaries:

West – Lake Washington and the City of Kenmore

North – Snohomish County

East – I-405 Freeway

South – Highway 520

Maps:

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

Area Description:

Geographic Area 85 consists of neighborhoods and cities located northeast of Lake Washington, which boundaries are generally defined as the King/Snohomish County line to the north, State Route 522 to the south, Interstate 405 to the east, and Lake Washington/City of Kenmore to west. The City of Bothell and Kenmore are located at the northern sector of Area 85, while the City of Kirkland encompasses Area 85's southern end. Located between the City of Bothell and Kenmore to the north and the City of Kirkland to the south are two neighborhoods known as Juanita and Finn Hill. Much of these neighborhoods is located in unincorporated King County, and as such, is governed by King County zoning and land use guidelines.

Kirkland (Neighborhoods 85-25, 85-35, 85-40, 85-45, 85-55, 85-60, 85-65, 85-70, and 85-75):

The City of Kirkland is located on the eastern shore of Lake Washington, just north of Bellevue and west of Redmond. Kirkland is at once charming and modern. In a half-square mile, it boasts one of the most dynamic downtowns in the state. New office and condominium projects continue to be built at a moderate pace, with older retail buildings being renovated into Art Galleries, Restaurants, and Boutiques along Lake Street, Park Lane, and Central Way. They truly reflect the vitality and strength of the immediate area and the region.

A healthy mix of small business, corporate headquarters, light industrial and manufacturing, and a growing base of high-tech and home-based businesses characterize Kirkland's local economy. A competitive business climate, with no local Business and Occupation (B&O) tax, and high quality of life make Kirkland a desirable location for both local and world-class enterprises.

Each of Kirkland's economic neighborhoods is distinct. Totem Lake has a concentration of high-tech, healthcare, manufacturing and distribution industries. It is also home to Totem Lake Mall. Downtown Kirkland and Carillon Point house an expanding financial and professional services sector attracted to Kirkland's high quality environment and easy access. Neighborhood business districts in Juanita, Houghton and Bridle Trails serve local needs and provide support services to Kirkland regional businesses.

Bothell (Neighborhood 85-20): The City of Bothell is located at the north end of Lake Washington at the crossroads of State Highways 522 and 527, and Interstate 405. Residents may commute from Bothell to either Seattle or Everett, both of which are 20 minutes away. Bothell was incorporated in 1909 and still retains its historic charm with a small hometown feel - complete with family neighborhoods and parks, churches, educational facilities, and growing businesses.

About half of Bothell is located in King County, with the remaining in Snohomish County

Bothell's Technology Corridor is a series of four modern business parks poised to accommodate producers of the fast growing high technology industries that makes Bothell more than a suburb. Each of these developments—Canyon Park Business Center, North Creek, Quadrant North Creek and Quadrant Monte Villa Center—provides a quality “home” for the businesses located there. The Technology Corridor is home to major employers such as electronics firms ATL and Quinton Instruments; bio-technology firms ICOS and Immunex; telecommunications giant AT&T Wireless; and casual clothing leader Eddie Bauer. These employers are a big draw for an ever larger, more affluent population to Bothell and an expanding service and retail base.

The city's increasing demand for retail, lodging and entertainment will be further enhanced once the University of Washington Bothell/Cascadia Community College reaches enrollment projections in the next 10 years. Overall growth will fuel expansion and redevelopment of community and neighborhood shopping centers in downtown Bothell, at Canyon Park, and along main arteries such as Beardslee Boulevard, State Routes 522 and 527. The area offers unique regional shopping, such as the entertaining and unique collection of antique and crafts dealers at Bothell's Country Village.

Kenmore (Neighborhood 85-10): Over the past decade, the City of Kenmore's population grew to house commuters who drive to work in nearby Seattle, Everett and Bellevue. Many were drawn from the city to Kenmore's large open acreage lots. Some of the neighborhoods, especially those surrounding Inglewood Country Club, are quite upscale.

Perhaps Kenmore's most famous resident is Kenmore Air Harbor, the largest seaplane base in the United States. Other than Kenmore Air Harbor, Kenmore Pre-Mix and Plywood Supply, Kenmore's small business community caters mostly to the shopping and service needs of the immediate residential community.

Kenmore consists of long established, predominately single-family, neighborhoods. New construction continues at a modest pace as developable vacant land becomes increasingly rare. Kenmore offers a complete variety of housing, from posh country club estates to suburban ramblers, apartments, condominiums and manufactured housing.

Future commercial expansion may be just a few years away. A mixed-use development called “Lakepointe” is proposed to be constructed on the current site of the Kenmore Pre-Mix concrete plant, which is located along the shore of Lake Washington at the mouth of the Sammamish River. The proposed development would include 300,000 square feet of office space, 300,000 square feet of commercial space including a 12-screen cinema, a 150 room hotel with meeting space for 500, 400 apartments, 380 condominiums, 400 senior attached apartments, a 65-slip marina, 3,628 parking stalls in 3.5 million square feet of structured parking, a public waterfront park with a promenade and amphitheater.

Physical Inspection Area:

This year, Area 85-30, 85-45, and 85-55 were physically inspected. This represents 192 parcels, approximately 14.02% of the total 1,369 parcels located in Area 85.

Preliminary Ratio Analysis

A Preliminary Ratio Study was done in April of 2007. The study included sales of improved parcels and showed a COV of 17.51%.

The study was also repeated after application of the 2007 recommended assessed values. The results are included in the validation section of this report, showing an improvement in the COV from 17.51% to 11.63%.

Scope of Data**Land Value Data:**

Vacant sales from 1/01/2003 to 12/31/2006 were given primary consideration for valuing land. Since January of 2003, there were approximately 68 land sales that were considered in Area 85. Within the assessor's ratio study analysis, three years of sales were considered totaling 46 land sales. The sales verified as "good" were coded "Y" in the Assessor's records. Multi-parcel sales were also considered after combining the various aspects of all parcels involved in the sales.

Improved Parcel Total Value Data:

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales considered were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited. Sales are listed in the "Sales Used" and "Sales Not Used" sections of this report. Additional information resides in the Assessor's procedure manual located in the Public Information area of the King County Administration Building.

Land Value**Land Sales, Analysis, Conclusions**

Within Geographic Area 85, there were approximately 46 land sales that occurred during the last three years. In the absence of land sales in a given neighborhood, land sales from other similar neighborhoods were considered. For land valuation purposes, the assessor used GIS (Geographic Information System) as the primary tool to establish new assessed land values. The new land values are based on neighborhood land sales that are equalized with adjacent and similarly zoned properties. In many neighborhoods, new condominium and commercial sites are being created through the demolition of existing single family residences located on commercially zoned lots and through the demolition of older commercial and multi-family buildings.

The recommended land value for the 2007 Assessment year results in an average total change from 2006 assessments of +16.67%. The total land assessed value for the 2006 assessment year for Area 85 was \$1,083,103,910 and the total recommended land assessed value for the 2007 assessment year is \$1,263,615,800.

	2006 Total	2007 Total	\$ Increase	% Change
Total Land Values	\$1,083,103,910	\$1,263,615,800	\$180,511,890	+ 16.67%

Area 85-10 - Kenmore

Since 2003, there have been a total of six land sales in the Kenmore neighborhood with two new land sales taking place in 2006. The assessor used recent historic sales (4 years) and GIS (Geographic Information System) as the primary method of establishing new assessed land values. Land sales of RC (Residential Improvements on Commercial Zoned Land) properties were also considered as a basis for estimating land values. Since historic multi-family and commercially zoned land sales in the Kenmore market area had similar selling prices per sq.ft., the assessor used location influence and lot size as the primary indicator for estimating land values. In the absence of land sales in a given neighborhood, land sales from other similar neighborhoods were considered.

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Land Area	Zone	Remarks
085	010	011410	0449	39,242	1950782	\$415,000	04/04/03	\$10.58	R-48	
085	010	011410	0840	51,836	1939091	\$448,000	02/13/03	\$8.64	R-18	Future condo complex (182260-0000). Parcel backs Swamp Creek.
085	010	011410	0657	25,272	2143653	\$520,000	07/29/05	\$20.58	O - OFF	Old APN = 011410-0820
085	010	011410	0978	12,095	2201671	\$200,000	04/21/06	\$16.54	R-12	
085	010	011410	0978	12,095	2234808	\$255,000	08/30/06	\$21.08	R-12	
085	010	618170	0055	16832	2255592	252400	12/13/06	\$15.00	R-24	Vacant Lot w/slope

Area 85-20 – Bothell

Since 2003, there have been a total of twenty five land sales in the Bothell neighborhood with two new land sales taking place in 2006. The assessor used recent historic sales (4 years) and GIS (Geographic Information System) as the primary method of establishing new assessed land values. Land sales of RC (Residential Improvements on Commercial Zoned Land) properties were also considered as a basis for estimating land values. Since historic multi-family and commercially zoned land sales in the Bothell market area had similar selling prices per sq.ft., the assessor used location influence and lot size as the primary indicator for setting land values. In the absence of land sales in a given neighborhood, land sales from other similar neighborhoods were considered.

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Land Area	Zone	Remarks
085	020	072605	9111	19,177	1939117	\$230,000	02/14/03	\$12.00	R-15, OP, CB	Future Dental Offices
085	020	082605	9160	17,408	1954354	\$250,000	04/11/03	\$14.36	B C	
085	020	052605	9078	71,303	1943204	\$675,000	10/08/03	\$9.47	R-15, OP	
085	020	072605	9246	76,666	1933568	\$230,000	10/09/03	\$3.00	R-15, OP, CB	Backs Sammamish Slough
085	020	082605	9272	79,960	2016627	\$750,000	01/30/04	\$9.38	R-15, OP, CB	Backs Sammamish Slough
085	020	082605	9160	17,408	2024758	\$300,000	03/02/04	\$17.23	B C	
085	020	082605	9160	17,408	2052268	\$310,000	06/30/04	\$17.81	B C	
085	020	072605	9111	19,177	2081529	\$250,000	10/26/04	\$13.04	R-15, OP, CB	
085	020	096700	0370	21,600	2092158	\$507,000	12/21/04	\$23.47	R-15, OP, CB	Multi-Parcel Sale (#0370, #0375, & #0380)
085	020	510350	0000	12,750	2100477	\$215,000	02/02/05	\$16.86	R-15	Old APN = 072605-9146
085	020	052605	9016	84,948	2108730	\$1,030,000	03/10/05	\$12.13	R-11	Multi-Parcel Sale (#9016 & 9252)
085	020	052605	9081	30,003	2109277	\$500,000	03/16/05	\$16.67	OP, NB	Multi-Parcel Sale (#9081 & 9252)
085	020	052605	9125	102,649	2110059	\$1,650,000	03/22/05	\$16.07	OP, NB	Future Med. Office
085	020	052605	9128	34,168	2133361	\$400,000	06/17/05	\$11.71	R-AC, OP, NB	
085	020	062605	9156	348,480	2152681	\$1,409,000	09/01/05	\$4.04	R8A, OP	

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Land Area	Zone	Remarks
085	020	062605	9146	19,166	2158455	\$400,000	09/26/05	\$20.87	R-15, OP, NB	Sale part of a 10 parcel acquisition called Bothell Gateway.
085	020	082605	9196	12,108	2159095	\$264,000	09/26/05	\$21.08	R-2,800, OP	Multi-Parcel (#9196 & #9365)
085	020	052605	9254	11,652	2158636	\$375,000	09/29/05	\$32.18	R-AC, OP, NB	Part of a 10 parcel acquisition called Bothell Gateway.
085	020	052605	9052	224,288	2160939	\$4,725,000	10/10/05	\$21.07	R-AC, OP, NB	Part of a 10 parcel acquisition called Bothell Gateway.
085	020	052605	9134	34,996	2160950	\$522,900	10/10/05	\$14.94	R-AC, OP, NB	Part of a 10 parcel acquisition called Bothell Gateway.
085	020	052605	9147	16,728	2160944	\$385,000	10/10/05	\$23.02	R-AC, OP, NB	Part of a 10 parcel acquisition called Bothell Gateway.
085	020	062605	9077	10,018	2164463	\$195,000	10/20/05	\$19.46	R-15, OP, CB	
085	020	072605	9176	59,677	2172936	\$750,000	11/02/05	\$12.57	R24-SO	
085	020	052605	9085	50,965	2187439	\$1,165,000	02/01/06	\$22.86	R-AC, OP, NB	Part of a 10 parcel acquisition called Bothell Gateway.
085	020	052605	9078	71,303	2237329	\$1,500,000	09/13/06	\$21.04	R-15, OP	

Area 85-25 - East Totem Lake (East of I-405)

Since 2003, there have been three new land sales in the East Totem Lake neighborhood. The assessor used the most recent historic sales (4 years) and GIS (Geographic Information System) as the primary method of establishing new assessed land values. Land sales of RC (Residential Improvements on Commercial Zoned Land) properties were also considered as a basis for estimating land values. The assessor also used location influence, zoning, and lot size as an indicator for setting land values. In the absence of land sales in a given neighborhood, land sales from other similar neighborhoods were considered.

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Land Area	Zone	Remarks
085	025	282605	9031	187,650	2087191	\$3,300,000	12/01/04	\$17.59	LI	
085	025	282605	9044	62,780	2110003	\$1,443,940	03/18/05	\$23.00	LI	
085	025	272605	9018	259,437	2193193	\$850,000	03/17/06	\$3.28	ISO	

Area 85-30 - Finn Hill/North Juanita

Since 2003, there have been two new land sales in the Finn Hill/North Juanita neighborhood. The assessor used the most recent historic sales (4 years) and GIS (Geographic Information System) as the primary method of establishing new assessed land values. Land sales of RC (Residential Improvements on Commercial Zoned Land) properties were also considered as a basis for estimating land values. The assessor also used location influence, zoning, and lot size as an indicator for setting land values. In the absence of land sales in a given neighborhood, land sales from other similar neighborhoods were considered.

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Land Area	Zone	Remarks
085	030	357980	0549	45,000	2175795	\$900,000	12/13/05	\$20.00	R12SO	
085	030	172605	9095	20,000	2181822	\$126,357	01/04/06	\$6.32	R24SO	

Area 85-35 - West Totem Lake (West of I-405)

No land sales have occurred in this neighborhood since 2003. The assessor used GIS (Geographic Information System) as the primary method of establishing new assessed land values. Land sales of RC (Residential Improvements on Commercial Zoned Land) properties were also considered as a basis for estimating land values. In the absence of land sales in a given neighborhood, land sales from other similar neighborhoods were considered.

Area 85-40 - Juanita

Since 2003, there have been a total of four land sales in the Juanita neighborhood. The assessor used recent historic sales (4 years) and GIS (Geographic Information System) as the primary method of establishing new assessed land values. Land sales of RC (Residential Improvements on Commercial Zoned Land) properties were also considered as a basis for estimating land values. The assessor also used location influence, zoning, and lot size as an indicator for setting land values. In the absence of land sales in a given neighborhood, land sales from other similar neighborhoods were considered.

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Land Area	Zone	Remarks
085	040	375790	0055	38,411	2022330	\$1,300,000	03/04/04	\$33.84	JBD1	New Retail
085	040	607650	0060	52,658	2086692	\$575,000	11/24/04	\$10.92	R18SO	
085	040	919410	2645	8,063	2045507	\$90,000	05/24/05	\$11.16	RM-2.4	
085	040	322605	9177	79,296	2217265	\$1,000,000	06/16/06	\$12.61	R-8.5 (EQ)	

Area 85-45 – Houghton/South Kirkland

Since 2003, there have been a total of eight land sales in the Houghton/South Kirkland neighborhood. Many of the land sales are a result of a demolition of an existing building to build new condominiums or office buildings. This neighborhood abuts three similar neighborhoods known as Area 85-55, 85-65 and 85-70, and shares similar zoning and land use attributes. Within these four areas, there are a total of 26 land sales used to estimate land values. The assessor used recent historic sales (4 years) and GIS (Geographic Information System) as the primary method of establishing new assessed land values. Land sales of RC (Residential Improvements on Commercial Zoned Land) properties were also considered as a basis for estimating land values.

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Land Area	Zone	Remarks
085	045	082605	9181	19,893	1999557	\$1,040,000	10/24/03	\$52.28	PLA 6 D	Parcels 082505-9181 & 180790-0385
085	045	788260	0280	130,680	2016165	\$3,760,000	01/28/04	\$28.77	RM 50	Large Lot – High Density
085	045	082505	9081	21,785	2025963	\$250,000	03/18/04	\$11.48	RM 3.6	Has Stream And Setback Issues
085	045	123890	0161	18,480	2045016	\$995,000	06/04/04	\$53.84	RM 3.6	Has Been Segged Since Sale.
085	045	788260	0180	315,172	2122923	\$7,200,000	05/10/05	\$22.84	LI	Multi-Parcel Sale (#0175 & #0180)
085	045	123890	0205	16,128	2159000	\$835,000	09/27/05	\$51.77	RM 3.6	Parcel 123890-0205 & #0206 sold together (\$57.90)
085	045	123890	0206	14,700	2159755	\$950,000	09/28/05	\$64.63	RM 3.6	Parcel 123890-0205 & #0206 sold together (\$57.90)
085	045	123890	0115	17,692	2244076	\$1,550,000	10/10/06	\$87.61	RM 3.6	

Area 85-55 - NW Kirkland

Since 2003, there has been only one land sale in Area 85-55. This land sale was a result of a demolition of two existing apartment buildings. This neighborhood abuts three similar neighborhoods known as Area 85-45, 85-65 and 85-70, and shares similar zoning and land use attributes. Within the four areas, there are a total of 26 land sales used to estimate land values. The assessor used recent historic sales (4 years) and GIS (Geographic Information System) as the primary method of establishing new assessed land values. The assessor used, zoning, location influence, and lot size as an indicator for estimating land values. Land sales of RC (Residential Improvements on Commercial Zoned Land) properties were also considered as a basis for estimating land values.

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Land Area	Zone	Remarks
085	055	124500	1050	30,017	2069563	\$1,590,500	09/14/04	\$52.99	PR3.6	TWO OLD APTS. (TO BE DEMO)

Area 85-60 - SE Kirkland

No land sales have occurred in this neighborhood since 2001. The assessor used GIS (Geographic Information System) as the primary method of establishing new assessed land values. In the absence of land sales in a given neighborhood, land sales from other similar neighborhoods were considered. Land sales of RC (Residential Improvements on Commercial Zoned Land) properties were also considered as a basis for estimating land values.

Area 85-65 - Kirkland CBD

Since 2003, there have been a total of twelve land sales in the Kirkland CBD neighborhood with three sales taking place in 2006. Many of the land sales are a result of a demolition of an existing building to build new mixed-use retail/condominiums or office buildings. This neighborhood abuts three similar neighborhoods known as Area 85-45, 85-55 and 85-70, and as a result share similar zoning and land use attributes. Within the four areas, there are a total of 26 land sales used to estimate land values. The assessor used recent historic sales (4 years) and GIS (Geographic Information System) as the primary method of estimating new assessed land values. Land sales of RC (Residential Improvements on Commercial Zoned Land) properties were also considered as a basis for estimating land values. The assessor also used zoning, location influence, and lot size as an indicator for setting land values.

Waterfront land: Waterfront properties are typically valued on a price per front foot basis. The assessor derived \$31,000 per front foot from Kirkland waterfront sales.

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Land Area	Zone	Remarks
085	065	788260	0005	72,000	2016373	\$5,500,000	01/29/04	\$76.39	CBD-3	OLD SALVATION SITE
										+/-136 FRONT FEET = \$22,058 PER FRONT FOOT
085	065	082505	9175	10,583	2042198	\$3,000,000	05/26/04	\$283.47	WD 1	
085	065	390010	1575	5,400	2051668	\$498,000	06/09/04	\$92.22	CBD -7	INCLUDES PARCEL (#0050, #0075, & #0100)
085	065	124400	0040	6,019	2078554	\$696,401	10/21/04	\$115.70	CBD-1	TRANSACTION PART OF E# 2078568 (PARCEL - #0050, #0075, & #0100)
085	065	124400	0050	34,037	2078568	\$3,156,000	10/22/04	\$92.72	CBD-1	TRANSACTION PART OF E# 2078554 (PARCEL - #0040)
085	065	765490	0005	54,135	2082908	\$2,700,000	11/10/04	\$49.88	PLA 6B	
085	065	187500	0330	9,080	2121914	\$630,000	04/29/05	\$69.38	PLA 6 D	Parcel segged since sale

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Land Area	Zone	Remarks
085	065	187500	0330	9,080	2132324	\$750,000	06/17/05	\$82.60	PLA 6 D	Parcel segged since sale
085	065	082505	9009	102,416	2178812	\$5,100,000	12/28/05	\$49.80	PLA 6B	
085	065	082505	9267	18,949	2183604	\$1,575,000	01/23/06	\$83.12	CBD - 3	PARCELS 788260-0006 & 082505-9267 Sold together (\$103.67)
085	065	788260	0006	48,330	2183608	\$5,400,000	01/23/06	\$111.73	CBD - 3	PARCELS 788260-0006 & 082505-9267 Sold together (\$103.67)
085	065	124620	0025	11,428	2211402	\$975,000	05/26/06	\$85.32	RM 3.6	

Area 85-70 - SW Kirkland

Since 2003, there have been a total of five land sales in the SW Kirkland neighborhood. This neighborhood abuts three similar neighborhoods known as Area 85-45, 85-55 and 85-65, and as a result share similar zoning and land use attributes. Within the four areas, there are a total of 26 land sales used to estimate land values. Many of the land sales are a result of a demolition of an existing building to build new mixed-use retail/condominiums or office buildings. The assessor used recent historic sales (4 years) and GIS (Geographic Information System) as the primary method of estimating new assessed land values. Land sales of RC (Residential Improvements on Commercial Zoned Land) properties were also considered as a basis for estimating land values. The assessor also used zoning, location influence, and lot size as an indicator for setting land values.

Waterfront land: Waterfront properties are typically valued on a price per front foot basis. The assessor derived \$31,000 per front foot from Kirkland waterfront sales.

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Land Area	Zone	Remarks
085	070	172080	0495	16,633	2019400	\$1,650,000	02/04/04	\$99.20	RM 3.6	Now Condos 555500-0000
085	070	172080	0155	8,550	2105169	\$600,000	02/03/05	\$70.18	RM 3.6	Segged into #0154 & #0155
085	070	389210	0022	7,709	2112374	\$475,000	03/28/05	\$61.62	RM 3.6	Segged into #0022 & #0023
085	070	389210	0025	7,492	2127698	\$625,000	05/27/05	\$83.42	RM 3.6	
085	070	264950	0121	21,912	2253596	\$1,635,000	11/10/06	\$74.62	RM 3.6	Future 6 unit condo

Area 85-75 - East Kirkland

Since 2003, there have been a total of two land sales in the East Kirkland neighborhood. The assessor used the most recent historic sales (4 years) and GIS (Geographic Information System) as the primary methods of establishing new assessed land values. Land sales of RC (Residential Improvements on Commercial Zoned Land) properties were also considered as a basis for estimating land values. The assessor also used location influence, zoning, and lot size as an indicator for setting land values. In the absence of land sales in a given neighborhood, land sales from other similar neighborhoods were considered.

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Land Area	Zone	Remarks
085	075	388690	0980	9,900	1958590	\$300,000	05/13/03	\$30.30	RM 3.6	Segged into two parcels (0890 & 0892)
085	075	388690	1870	23,100	2069670	\$760,000	09/10/04	\$32.90	RM 3.6	INCLUDES PARCEL (#1870, #1885, & #1895)

Improved Parcel Total Values:

Economic Considerations:

During the past five years, the Puget Sound real estate market place was very active. The eastside market area (Bellevue, Kirkland, Redmond, Woodinville, and Issaquah), especially, experienced rapidly appreciating property values unprecedented in recent memory. This growth was spurred on by new high-tech "dot-com." startup companies, along with an increasing presence in software, service industries, finance, and aerospace.

During 2002/2003, the Puget Sound economy, along with the national economy, dipped into a moderate recession. The September 11th terrorist attacks on the WTC did not help the economy either, and may have prolonged the recession.

In 2005 and 2006 the eastside real estate market has shown positive signs that the economy is on the rebound. With the continued high demand for real estate, especially office and retail type properties, vacancy rates have dropped along with an increase in lease rates. As a result, market prices for real estate have experienced a dramatic increase.

During 2006, surveyed area market reports indicated a moderate drop in overall office vacancy rates on the Eastside (Bellevue, Kirkland, Redmond, Woodinville, and Issaquah). Economic market surveys indicated that the overall eastside office market area had vacancy rates ranging from 6.50% to 8.00% with Bellevue's CBD office vacancy rates from 3.5% to 4.50%, and the overall Kirkland office vacancy rate from 6.50% to 7.50%. For assessment purposes, the overall Kirkland vacancy rate was estimated between 5% and 9%. For year end 2006, Kirkland's office vacancy rates ranged between 5% and 8%, while Industrial properties had reported vacancy rates ranging between 7% and 9%. Kirkland's retail market continues to be strong with reported vacancy rates between 2% and 5%.

Within the City of Bothell, the City of Kenmore, and the neighborhood of Juanita, the overall vacancy rates, including office space remained relatively unchanged from the previous year. The range in vacancy rates for each property type is primarily attributable to the size of the building.

By year-end 2006, asking lease rates for office and retail properties experienced slight increases from the previous year, while the industrial asking lease rates have remained relatively unchanged from the previous year.

Sales comparison approach model description

The model for sales comparison was based on four data sources from the Assessor's records, occupancy codes, age, condition and size. A search was made on data that most closely fit a subject property within each geographic area.

Sales comparison calibration

The search for comparable sales was within each geographic neighborhood and expanding to include the surrounding neighborhoods within the geographic area.

Cost approach model description

The Marshall & Swift Commercial Estimator was automatically calculated on all properties. Depreciation was also based on studies done by Marshall & Swift Valuation Service. The cost was adjusted to the western region and the Seattle area.

Cost calibration

Each appraiser valuing new construction can individually calibrate Marshall-Swift valuations to specific buildings in our area by accessing the parcel and the computerized valuation model supplied by Marshall & Swift.

Income capitalization approach model description

Income tables were developed for each of the twelve neighborhoods. The tables are for the following property types: Retail, Industrial Engineering Buildings, Medical and Dental Offices, Discount Stores Storage Garage, Basement Finish, Restaurant, Storage Warehouse, Office, and an exclusion table indicating property uses not covered by an income table. Some property uses, such as offices, have multiple tables depending upon the net rentable area. There are a total of 302 tables. All tables are included.

Income approach calibration

The tables were calibrated after setting economic rents, vacancy, expenses and capitalization rates by using adjustments based on size, effective age, and construction quality as recorded in the Assessor's records.

Income: Income parameters were derived from the market place through the listed fair market sales as well as through published sources (i.e. Office Space Dot.Com, Commercial Brokers Association, Costar, Multiple Corporate Real Estate Websites), and opinions expressed by real estate professionals active in the market.

Vacancy: Vacancy rates used were derived mainly from published sources tempered by personal observation.

Expenses: Expense ratios were estimated based on industry standards, published sources, and personal knowledge of the area's rental practices. Within our income valuation models, the assessor used triple net expenses for typical retail/mixed-use & industrial type uses. For typical office/medical buildings, the assessor used full service expenses within the valuation models.

Capitalization Rates: Capitalization rates were determined by local published market surveys, such as CoStar, Real Estate Analytics, The American Council of Insurance Adjustors, Colliers International, Integra Realty Resources, and Korpaz. Other national reports include; Grubb & Ellis Capital Mkt. Update, Emerging Trends in Real Estate, Urban Land Institute, and Cushman & Wakefield – 16th Annual Real Estate Trends. The effective age and condition of each building determines the capitalization rate used by the appraiser. For example; a building with a lower effective age of lesser condition will typically warrant a higher capitalization rate and a building in better condition with a higher effective age will warrant a lower capitalization rate.

Area 85-10 - Kenmore

Land Use:	Rent Range per Sq.Ft.	Vacancy/Coll. Loss %	Expense Rate per Sq.Ft./%	Capitalization Rate %
Office/Medical Office	\$16.00 to \$24.00	5% - 8%	\$5.25/sf - \$6.25/sf	7.00% to 9.00%
Retail/Mixed Use	\$10.00 to \$17.00	5%	9%	7.00% to 9.00%
Industrial/Whse.	\$3.00 to \$7.80	6% - 9%	9%	7.00% to 9.00%

Typically, office/medical office annual rents range from \$16.00 to \$24.00 per square foot of net rentable area. The offices have annual expenses ranging from \$5.25/sf to \$6.25/sf of net rentable area. Overall capitalization rates range from 7.00% to 9.00%. Office/Medical Office buildings had vacancy and collection loss ranging from 5% to 8% depending on the size of office/medical building.

Typical Retail and Mixed Use Retail have annual rents ranging from \$10.00 to \$17.00 per square foot of net rentable area. Operating expenses were estimated at 9%, with capitalization rates ranging from 7.00% to 9.00%. For Retail/Mixed-Use properties, the vacancy and credit loss was estimated at 5%.

Industrial/Warehouse rents range from \$3.00 to \$7.80 per square foot of net rentable area. Operating expenses were estimated at 9%, with capitalization rates ranging from 7.00% to 9.00%. Industrial/Warehouse buildings had vacancy and credit loss rates ranging from 6% to 9% depending on the size of the building.

Area 85-20 – Bothell

Land Use:	Rent Range per Sq.Ft.	Vacancy/Coll. Loss %	Expense Rate per Sq.Ft./%	Capitalization Rate %
Office/Medical Office	\$16.00 to \$24.00	5% - 8%	\$5.25/sf - \$6.25/sf	7.00% to 9.00%
Retail/Mixed Use	\$10.00 to \$17.00	5%	9%	7.00% to 9.00%
Industrial/Whse.	\$3.00 to \$7.80	6% - 9%	9%	7.00% to 9.00%

Typically, office/medical office annual rents range from \$16.00 to \$24.00 per square foot of net rentable area. The offices have annual expenses ranging from \$5.25/sf to \$6.25/sf of net rentable area. Overall capitalization rates range from 7.00% to 9.00%. Office/Medical Office buildings had vacancy and collection loss ranging from 5% to 8% depending on the size of office/medical building.

Typical Retail and Mixed Use Retail have annual rents ranging from \$10.00 to \$17.00 per square foot of net rentable area. Operating expenses were estimated at 9%, with capitalization rates ranging from 7.00% to 9.00%. For Retail/Mixed-Use properties, the vacancy and credit loss was estimated at 5%.

Industrial/Warehouse rents range from \$3.00 to \$7.80 per square foot of net rentable area. Operating expenses were estimated at 9%, with capitalization rates ranging from 7.00% to 9.00%. Industrial/Warehouse buildings had vacancy and credit loss rates ranging from 6% to 9% depending on the size of the building.

Area 85-25 – East Totem Lake (East of I-405)

Land Use:	Rent Range per Sq.Ft.	Vacancy/Coll. Loss %	Expense Rate per Sq.Ft./%	Capitalization Rate %
Office/Medical Office	\$18.50 to \$26.00	5% - 9%	\$6.50/sf - \$7.50/sf	6.75% to 9.00%
Retail/Mixed Use	\$14.00 to \$23.00	5%	8%	6.75% to 9.00%
Industrial/Whse.	\$3.60 to \$8.40	7% - 10%	8%	6.75% to 9.00%

Typically, office/medical office annual rents range from \$18.50 to \$26.00 per square foot of net rentable area. The offices have annual expenses ranging from \$6.50/sf to \$7.50/sf of net rentable area. Overall capitalization rates range from 6.75% to 9.00%. Office/Medical Office buildings had vacancy and collection loss ranging from 5% to 9% depending on the size of office/medical building.

Typical Retail and Mixed Use Retail have annual rents ranging from \$14.00 to \$23.00 per square foot of net rentable area. Operating expenses were estimated at 8%, with capitalization rates ranging from 6.75% to 9.00%. For Retail/Mixed-Use properties, the vacancy and credit loss was estimated at 5%.

Industrial/Warehouse rents range from \$3.60 to \$8.40 per square foot of net rentable area. Operating expenses were estimated at 8%, with capitalization rates ranging from 6.75% to 9.00%. Industrial/Warehouse buildings had vacancy and credit loss rates ranging from 7% to 10% depending on the size of the building.

Area 85-30 - Finn Hill/North Juanita

Land Use:	Rent Range per Sq.Ft.	Vacancy/Coll. Loss %	Expense Rate per Sq.Ft./%	Capitalization Rate %
Office/Medical Office	\$16.00 to \$25.00	5% - 8%	\$5.25/sf - \$6.50/sf	6.75% to 9.00%
Retail/Mixed Use	\$11.00 to \$20.00	5%	8%	6.75% to 9.00%
Industrial/Whse.	\$3.00 to \$7.80	5% - 8%	8% - 9%	6.75% to 9.00%

Typically, office/medical office annual rents range from \$16.00 to \$25.00 per square foot of net rentable area. The offices have annual expenses ranging from \$5.25/sf to \$6.50/sf of net rentable area. Overall capitalization rates range from 6.75% to 9.00%. Office/Medical Office buildings had vacancy and collection loss ranging from 5% to 8% depending on the size of office/medical building.

Typical Retail and Mixed Use Retail have annual rents ranging from \$11.00 to \$20.00 per square foot of net rentable area. Operating expenses were estimated at 8%, with capitalization rates ranging from 6.75% to 9.00%. For Retail/Mixed-Use properties, the vacancy and credit loss was estimated at 5%.

Industrial/Warehouse rents range from \$3.00 to \$7.80 per square foot of net rentable area. Operating expenses ranged from 8.00% to 9.00%, with capitalization rates ranging from 6.75% to 9.00%. Industrial/Warehouse buildings had vacancy and credit loss rates ranging from 5% to 8% depending on the size of the building.

Area 85-35 - West Totem Lake (West of I-405)

Land Use:	Rent Range per Sq.Ft.	Vacancy/Coll. Loss %	Expense Rate per Sq.Ft./%	Capitalization Rate %
Office/Medical Office	\$18.50 to \$26.00	5% - 9%	\$6.50/sf - \$7.50/sf	6.75% to 9.00%
Retail/Mixed Use	\$14.00 to \$23.00	5%	8%	6.75% to 9.00%
Industrial/Whse.	\$3.60 to \$8.40	7% - 10%	8%	6.75% to 9.00%

Typically, office/medical office annual rents range from \$18.50 to \$26.00 per square foot of net rentable area. The offices have annual expenses ranging from \$6.50/sf to \$7.50/sf of net rentable area. Overall capitalization rates range from 6.75% to 9.00%. Office/Medical Office buildings had vacancy and collection loss ranging from 5% to 9% depending on the size of office/medical building.

Typical Retail and Mixed Use Retail have annual rents ranging from \$14.00 to \$23.00 per square foot of net rentable area. Operating expenses were estimated at 8%, with capitalization rates ranging from 6.75% to 9.00%. For Retail/Mixed-Use properties, the vacancy and credit loss was estimated at 5%.

Industrial/Warehouse rents range from \$3.60 to \$8.40 per square foot of net rentable area. Operating expenses were estimated at 8%, with capitalization rates ranging from 6.75% to 9.00%. Industrial/Warehouse buildings had vacancy and credit loss rates ranging from 7% to 10% depending on the size of the building.

Area 85-40 - Juanita

Land Use:	Rent Range per Sq.Ft.	Vacancy/Coll. Loss %	Expense Rate per Sq.Ft./%	Capitalization Rate %
Office/Medical Office	\$14.00 to \$26.50	5% - 9%	\$5.75/sf - \$6.50/sf	6.75% to 9.00%
Retail/Mixed Use	\$11.00 to \$30.00	5%	8%	6.75% to 9.00%
Industrial/Whse.	\$3.00 to \$8.40	5% - 8%	8%	6.75% to 9.00%

Typically, office/medical office annual rents range from \$14.00 to \$26.50 per square foot of net rentable area. The offices have annual expenses ranging from \$5.75/sf to \$6.50/sf of net rentable area. Overall capitalization rates range from 6.75% to 9.00%. Office/Medical Office buildings had vacancy and collection loss ranging from 5% to 9% depending on the size of office/medical building.

Typical Retail and Mixed Use Retail have annual rents ranging from \$11.00 to \$30.00 per square foot of net rentable area. Operating expenses were estimated at 8%, with capitalization rates ranging from 6.75% to 9.00%. For Retail/Mixed-Use properties, the vacancy and credit loss was estimated at 5%.

Industrial/Warehouse rents range from \$3.00 to \$8.40 per square foot of net rentable area. Operating expenses were estimated at 8%, with capitalization rates ranging from 6.75% to 9.00%. Industrial/Warehouse buildings had vacancy and credit loss rates ranging from 5% to 8% depending on the size of the building.

Area 85-45 – Houghton/South Kirkland

Land Use:	Rent Range per Sq.Ft.	Vacancy/Coll. Loss %	Expense Rate per Sq.Ft./%	Capitalization Rate %
Office/Medical Office	\$18.50 to \$28.00	5% - 8%	\$7.00/sf - \$7.50/sf	6.75% to 8.75%
Retail/Mixed Use	\$12.50 to \$21.50	5%	8%	6.75% to 8.75%
Industrial/Whse.	\$3.60 to \$8.40	7% - 8%	8%	6.75% to 8.75%

Typically, office/medical office annual rents range from \$18.50 to \$28.00 per square foot of net rentable area. The offices have annual expenses ranging from \$7.00/sf to \$7.50/sf of net rentable area. Overall capitalization rates range from 6.75% to 8.75%. Office/Medical Office buildings had vacancy and collection loss ranging from 5% to 8% depending on the size of office/medical building.

Typical Retail and Mixed Use Retail have annual rents ranging from \$12.50 to \$21.50 per square foot of net rentable area. Operating expenses were estimated at 8%, with capitalization rates ranging from 6.75% to 8.75%. For Retail/Mixed-Use properties, the vacancy and credit loss was estimated at 5%.

Industrial/Warehouse rents range from \$3.60 to \$8.40 per square foot of net rentable area. Operating expenses were estimated at 8%, with capitalization rates ranging from 6.75% to 8.75%. Industrial/Warehouse buildings had vacancy and credit loss rates ranging from 7% to 8% depending on the size of the building.

Area 85-55 - NW Kirkland

Land Use:	Rent Range per Sq.Ft.	Vacancy/Coll. Loss %	Expense Rate per Sq.Ft./%	Capitalization Rate %
Office/Medical Office	\$18.50 to \$28.00	5% - 8%	\$7.00/sf - \$7.50/sf	6.75% to 8.75%
Retail/Mixed Use	\$12.50 to \$21.50	5%	8%	6.75% to 8.75%
Industrial/Whse.	\$3.60 to \$8.40	7% - 8%	8%	6.75% to 8.75%

Typically, office/medical office annual rents range from \$18.50 to \$28.00 per square foot of net rentable area. The offices have annual expenses ranging from \$7.00/sf to \$7.50/sf of net rentable area. Overall capitalization rates range from 6.75% to 8.75%. Office/Medical Office buildings had vacancy and collection loss ranging from 5% to 8% depending on the size of office/medical building.

Typical Retail and Mixed Use Retail have annual rents ranging from \$12.50 to \$21.50 per square foot of net rentable area. Operating expenses were estimated at 8%, with capitalization rates ranging from 6.75% to 8.75%. For Retail/Mixed-Use properties, the vacancy and credit loss was estimated at 5%.

Industrial/Warehouse rents range from \$3.60 to \$8.40 per square foot of net rentable area. Operating expenses were estimated at 8%, with capitalization rates ranging from 6.75% to 8.75%. Industrial/Warehouse buildings had vacancy and credit loss rates ranging from 7% to 8% depending on the size of the building.

Area 85-60 - SE Kirkland

Land Use:	Rent Range per Sq.Ft.	Vacancy/Coll. Loss %	Expense Rate per Sq.Ft./%	Capitalization Rate %
Office/Medical Office	\$18.50 to \$28.00	5% - 8%	\$7.00/sf - \$7.50/sf	6.75% to 8.75%
Retail/Mixed Use	\$12.50 to \$21.50	5%	8%	6.75% to 8.75%
Industrial/Whse.	\$3.60 to \$8.40	7% - 8%	8%	6.75% to 8.75%

Typically, office/medical office annual rents range from \$18.50 to \$28.00 per square foot of net rentable area. The offices have annual expenses ranging from \$7.00/sf to \$7.50/sf of net rentable area. Overall capitalization rates range from 6.75% to 8.75%. Office/Medical Office buildings had vacancy and collection loss ranging from 5% to 8% depending on the size of office/medical building.

Typical Retail and Mixed Use Retail have annual rents ranging from \$12.50 to \$21.50 per square foot of net rentable area. Operating expenses were estimated at 8%, with capitalization rates ranging from 6.75% to 8.75%. For Retail/Mixed-Use properties, the vacancy and credit loss was estimated at 5%.

Industrial/Warehouse rents range from \$3.60 to \$8.40 per square foot of net rentable area. Operating expenses were estimated at 8%, with capitalization rates ranging from 6.75% to 8.75%. Industrial/Warehouse buildings had vacancy and credit loss rates ranging from 7% to 8% depending on the size of the building.

Area 85-65 - Kirkland CBD

Land Use:	Rent Range per Sq.Ft.	Vacancy/Coll. Loss %	Expense Rate per Sq.Ft./%	Capitalization Rate %
Office/Medical Office	\$20.00 to \$28.50	5% - 8%	\$6.00/sf - \$7.50/sf	6.75 % to 9.25%
Retail/Mixed Use	\$15.00 to \$24.00	5%	8%	6.50 % to 9.00%
Industrial/Whse.	\$3.60 to \$8.40	7% - 10%	8%	6.75 % to 9.25%

Typically, office/medical office annual rents range from \$20.00 to \$28.50 per square foot of net rentable area. The offices have annual expenses ranging from \$6.00/sf to \$7.50/sf of net rentable area. Overall capitalization rates range from 6.75% to 9.25%. Office/Medical Office buildings had vacancy and collection loss ranging from 5% to 8% depending on the size of office/medical building.

Typical Retail and Mixed Use Retail have annual rents ranging from \$15.00 to \$24.00 per square foot of net rentable area. Operating expenses were estimated at 8%, with capitalization rates ranging from 6.50% to 9.00%. For Retail/Mixed-Use properties, the vacancy and credit loss was estimated at 5%.

Industrial/Warehouse rents range from \$3.60 to \$8.40 per square foot of net rentable area. Operating expenses were estimated at 8%, with capitalization rates ranging from 6.75% to 9.25%. Industrial/Warehouse buildings had vacancy and credit loss rates ranging from 7% to 10% depending on the size of the building.

85-70 – SW Kirkland

Land Use:	Rent Range per Sq.Ft.	Vacancy/Coll. Loss %	Expense Rate per Sq.Ft./%	Capitalization Rate %
Office/Medical Office	\$20.00 to \$28.50	5% - 8%	\$6.00/sf - \$7.50/sf	6.75 % to 9.25%
Retail/Mixed Use	\$15.00 to \$24.00	5%	8%	6.50 % to 9.00%
Industrial/Whse.	\$3.60 to \$8.40	7% - 10%	8%	6.75 % to 9.25%

Typically, office/medical office annual rents range from \$20.00 to \$28.50 per square foot of net rentable area. The offices have annual expenses ranging from \$6.00/sf to \$7.50/sf of net rentable area. Overall capitalization rates range from 6.75% to 9.25%. Office/Medical Office buildings had vacancy and collection loss ranging from 5% to 8% depending on the size of office/medical building.

Typical Retail and Mixed Use Retail have annual rents ranging from \$15.00 to \$24.00 per square foot of net rentable area. Operating expenses were estimated at 8%, with capitalization rates ranging from 6.50% to 9.00%. For Retail/Mixed-Use properties, the vacancy and credit loss was estimated at 5%.

Industrial/Warehouse rents range from \$3.60 to \$8.40 per square foot of net rentable area. Operating expenses were estimated at 8%, with capitalization rates ranging from 6.75% to 9.25%. Industrial/Warehouse buildings had vacancy and credit loss rates ranging from 7% to 10% depending on the size of the building

85-75 – East Kirkland

Land Use:	Rent Range per Sq.Ft.	Vacancy/Coll. Loss %	Expense Rate per Sq.Ft./%	Capitalization Rate %
Office/Medical Office	\$18.50 to \$26.00	5% - 9%	\$6.00/sf - \$7.50/sf	6.75% to 9.00%
Retail/Mixed Use	\$14.00 to \$23.00	5%	8%	6.75% to 9.00%
Industrial/Whse.	\$3.60 to \$8.40	7% - 8%	8%	6.75% to 9.00%

Typically, office/medical office annual rents range from \$18.50 to \$26.00 per square foot of net rentable area. The offices have annual expenses ranging from \$6.00/sf to \$7.50/sf of net rentable area. Overall capitalization rates range from 6.75% to 9.00%. Office/Medical Office buildings had vacancy and collection loss ranging from 5% to 9% depending on the size of office/medical building.

Typical Retail and Mixed Use Retail have annual rents ranging from \$14.00 to \$23.00 per square foot of net rentable area. Operating expenses were estimated at 8%, with capitalization rates ranging from 6.75% to 9.00%. For Retail/Mixed-Use properties, the vacancy and credit loss was estimated at 5%,

Industrial/Warehouse rents range from \$3.60 to \$8.40 per square foot of net rentable area. Operating expenses were estimated at 8%, with capitalization rates ranging from 6.75% to 9.00%. Industrial/Warehouse buildings had vacancy and credit loss rates ranging from 7% to 8% depending on the size of the building.

Reconciliation and or validation study of calibrated value models including ratio study of hold out samples.

All parcels were individually reviewed ~~by the area appraisers for correctness of the table~~ application before final values were selected. Each appraiser can adjust any or all of the factors used to establish value by the model. The market rents as established by the income model were used as a guide in establishing the market rental rates used. The market rental rates applied vary somewhat but falls within an acceptable range of variation from the established guideline. Final value selects were reviewed by the Senior Appraisers before posting.

Comment [MBW1]: Report c graphs on facing pages? to make comparison easy

Model Validation

Total Value Conclusions, Recommendations and Validation:

The market sales approach is considered the most reliable indicator of value when comparable sales are available.

The income approach to value is considered to be a reliable indicator of value when market sales are not available. Whenever possible, market rents, expenses, and capitalization rates were ascertained from sales. Data from surveys and publications were also considered in the application of the income model.

Cost estimates were relied upon for valuing special use properties where comparable sales data and/or income/expense information was not available.

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field reviewed during the entire cycle and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The Appraiser determines which available value estimate may be appropriate and may adjust by particular characteristics and conditions as they occur in the valuation area.

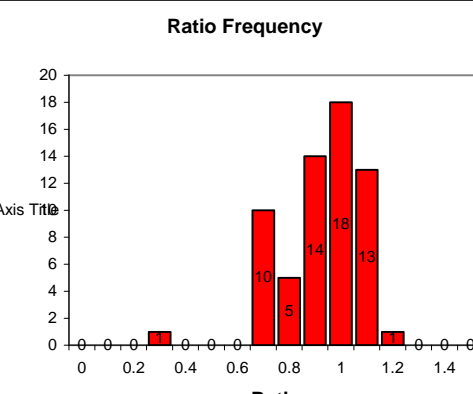
The new assessment level is reflected in the weighted mean ratio of 97.50%. The standard statistical measures of valuation performance are presented both in the Executive Summary and in the 2006 and 2007 Ratio Analysis charts included in this report.

The total assessed value for the 2006 assessment year for Area 85 was \$2,290,685,401. The total recommended assessed value for the 2007 assessment year is \$2,631,860,400.

Application of these recommended values for the 2007 assessment year (taxes payable in 2008) results in an average total change from the 2006 assessments of +14.89%. The total value for the Geographic assigned parcels increased as follows:

	2006 Total	2007 Total	\$ Increase	% Change
Total Value	\$2,290,685,401	\$2,631,860,400	\$341,174,999	+ 14.89%

**2006 Assessment Year
Area 085**

Quadrant/Crew:	Lien Date:	Date:	Sales Dates:		
East Crew	1/1/2006	4/24/2007	1/5/04 - 10/25/06		
Area	Appr ID:	Prop Type:	Trend used?: Y / N		
085-000	STRO	Improvement	N		
SAMPLE STATISTICS					
Sample size (n)	62				
Mean Assessed Value	2,135,600				
Mean Sales Price	2,472,900				
Standard Deviation AV	3,187,671				
Standard Deviation SP	3,327,397				
ASSESSMENT LEVEL					
Arithmetic mean ratio	0.873	<div>These figures reflect measurements <u>before</u> posting new values.</div>			
Median Ratio	0.904				
Weighted Mean Ratio	0.864				
UNIFORMITY					
Lowest ratio	0.2995				
Highest ratio:	1.1688				
Coefficient of Dispersion	12.82%				
Standard Deviation	0.1528				
Coefficient of Variation	17.51%				
Price-related Differential	1.01				
RELIABILITY					
95% Confidence: Median					
Lower limit	0.855				
Upper limit	0.954				
95% Confidence: Mean					
Lower limit	0.835				
Upper limit	0.911				
SAMPLE SIZE EVALUATION					
N (population size)	1369				
B (acceptable error - in decimal)	0.05				
S (estimated from this sample)	0.1528				
Recommended minimum:	36				
Actual sample size:	62				
Conclusion:	OK				
NORMALITY					
Binomial Test					
# ratios below mean:	26				
# ratios above mean:	36				
z:	1.143001143				
Conclusion:	Normal*				
*i.e., no evidence of non-normality					

**2007 Assessment Year
Area 085**

Quadrant/Crew:	Lien Date:	Date:	Sales Dates:		
East Crew	1/1/2007	4/24/2007	1/5/04 - 10/25/06		
Area	Appr ID:	Prop Type:	Trend used?: Y / N		
085-000	STRO	Improvement	N		
SAMPLE STATISTICS					
Sample size (n)	62				
Mean Assessed Value	2,409,900				
Mean Sales Price	2,472,900				
Standard Deviation AV	3,560,320				
Standard Deviation SP	3,327,397				
ASSESSMENT LEVEL					
Arithmetic mean ratio	0.968	<div>Axis Title</div>			
Median Ratio	0.974				
Weighted Mean Ratio	0.975				
UNIFORMITY					
Lowest ratio	0.6853	<div>Axis Title</div>			
Highest ratio:	1.2088				
Coefficient of Dispersion	8.64%				
Standard Deviation	0.1126				
Coefficient of Variation	11.63%				
Price-related Differential	0.99				
RELIABILITY					
95% Confidence: Median					
Lower limit	0.934	These figures reflect measurements <u>after</u> posting new values.			
Upper limit	0.997				
95% Confidence: Mean					
Lower limit	0.940				
Upper limit	0.996				
SAMPLE SIZE EVALUATION					
N (population size)	1369				
B (acceptable error - in decimal)	0.05				
S (estimated from this sample)	0.1126				
Recommended minimum:	20				
Actual sample size:	62				
Conclusion:	OK				
NORMALITY					
Binomial Test					
# ratios below mean:	30				
# ratios above mean:	32				
z:	0.127000127				
Conclusion:	Normal*				
*i.e., no evidence of non-normality					

Improvement Sales for Area 085 with Sales Used 4/24/2007

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
085	065	098340	0010	8,688	2245736	\$3,039,279	10/25/06	\$349.82	Mixed-Use Retail Condo (The Boulevard)	CBD 3	3	Y	
085	020	082605	9131	13,048	2247017	\$2,425,000	10/20/06	\$185.85	Office Building (Riverside Office Building)	R 2800,	2	Y	
085	020	082605	9025	10,168	2238158	\$1,550,000	09/20/06	\$152.44	Office/Warehouse (Former Wheeler Fish Co.)	R15 OP	1	Y	
085	065	062505	9029	20,649	2229748	\$6,195,000	08/16/06	\$300.01	Office Building (Marina Park Building)	CBD 2	1	Y	
085	010	416410	0010	14,000	2224723	\$1,800,000	07/21/06	\$128.57	Auto Service Garage (VW REPAIR)	NB	1	Y	
085	065	388580	0985	11,121	2221933	\$4,200,000	06/21/06	\$377.66	Office & Luxury Apt.	BC	1	Y	
085	065	388580	8330	1,920	2216871	\$450,000	06/20/06	\$234.38	Church (St. Katherine The Great)	RS 5.0	1	Y	
085	070	172505	9024	10,000	2218408	\$3,467,760	06/19/06	\$346.78	Office Building (Lake East Building)	PR 3.6	1	Y	
085	025	282605	9105	16,368	2215403	\$2,250,000	06/16/06	\$137.46	Industrial/Retail (United Rentals)	I	1	Y	
085	065	388831	0010	9,288	2213785	\$3,066,666	06/08/06	\$330.18	Mixed-Use Retail (Kirkland Central Condo)	CBD 1	2	Y	
085	045	082505	9312	5,800	2210492	\$1,600,000	05/26/06	\$275.86	Office Building	PR 3.6	2	Y	
085	010	011410	0500	0	2203087	\$3,900,000	04/28/06	\$0.00	Lakewood Mobile Home Park (63 Spaces)	R48	1	Y	
085	070	172505	9236	16,702	2203372	\$3,650,000	04/25/06	\$218.54	Office Building (Yarrow Shores Office Building)	PLA 3A	1	Y	
085	020	072605	9032	4,420	2202854	\$520,000	04/21/06	\$117.65	Office & Lawn Service	R 2800,	1	Y	
085	075	388690	1180	8,550	2200617	\$900,000	04/17/06	\$105.26	Office & Shop	LI	2	Y	
085	025	282605	9169	11,648	2199828	\$3,300,000	04/13/06	\$283.31	Line Retail	TL 5	1	Y	
085	045	052505	9070	10,003	2196376	\$2,470,000	03/20/06	\$246.93	Office Building	PLA 5D	1	Y	
085	025	282605	9163	15,203	2189313	\$2,450,000	02/24/06	\$161.15	Auto Service Garages (Minute Lube & Auto Parts & Shop)	LI	1	Y	
085	040	376245	0080	1,187	2188185	\$300,000	01/27/06	\$252.74	Office Condo (Juanita Prof. Center)	JBD 6	1	Y	
085	040	302605	9281	1,548	2183582	\$1,956,977	01/26/06	\$1,264.20	Service Station (Union 76)	JBD 2	2	Y	

085	045	250550	0131	9,828	2181754	\$2,335,000	01/17/06	\$237.59	Office Building	PR 5.0	2	Y	
085	020	082605	9187	646	2181675	\$117,000	01/13/06	\$181.11	Retail (Barber Shop)	R-AC, O	1	Y	
085	035	282605	9114	24,853	2180255	\$6,500,000	01/04/06	\$261.54	Line Retail & Restaurant (Totem Hill Plaza)	TL 4B	1	Y	
085	020	096700	0020	3,600	2171625	\$600,000	11/23/05	\$166.67	Mixed-Use Retail (Alexa's On Main)	R15 OP	2	Y	
085	025	282605	9079	1,350	2174148	\$450,000	11/22/05	\$333.33	Office Building	TL 6A	1	Y	
085	065	390010	1390	8,116	2173552	\$1,950,000	11/17/05	\$240.27	Office Building	CBD 7	1	Y	
085	065	124450	0220	7,500	2168975	\$1,950,000	11/15/05	\$260.00	Retail and Office	CBD 1	1	Y	
085	010	011410	0674	8,720	2166688	\$1,300,000	10/25/05	\$149.08	Retail (Former Morgan's Plumbing and Electrical)	RB	1	Y	
085	020	082605	9113	5,496	2150824	\$700,000	08/25/05	\$127.37	Restaurant (Gallo De Oro Restaurant)	R-AC, O	1	Y	
085	020	945720	0081	7,066	2136127	\$800,000	06/20/05	\$113.22	Retail (Swanson's Paint Center)	R-AC, O	1	Y	
085	020	082605	9183	684	2128657	\$110,000	06/03/05	\$160.82	Retail	R-AC, O	1	Y	
085	070	172505	9044	110,701	2128099	\$19,407,500	06/02/05	\$175.31	Office Buildings (Crown Pointe Bldg. A,B,C,D)	PR 8.5	4	Y	
085	040	375790	0055	12,069	2126554	\$5,270,533	05/27/05	\$436.70	Juanita Village Retail	JBD 1	1	Y	
085	075	388580	5570	9,000	2119606	\$1,215,000	04/27/05	\$135.00	Service Garages	LI	1	Y	
085	065	082505	9196	9,402	2119862	\$2,450,000	04/25/05	\$260.58	Retail	CBD 2	1	Y	
085	020	062605	9088	9,116	2113902	\$1,800,000	04/06/05	\$197.46	Office Building	R-AC, O	1	Y	
085	030	202605	9019	31,131	2112520	\$4,100,000	03/30/05	\$131.70	Lakeside Milam Recovery Center	R48	1	Y	
085	045	052505	9064	10,800	2104898	\$2,875,000	02/28/05	\$266.20	Office Building	PLA 5D	1	Y	
085	065	124450	0435	25,586	2102315	\$8,890,000	02/16/05	\$347.46	Retail (Kirkland Square)	CBD 1	1	Y	
085	020	096700	0431	2,332	2099985	\$402,500	02/01/05	\$172.60	Office Building	R-AC, O	1	Y	
085	025	282605	9051	1,940	2099572	\$280,000	01/31/05	\$144.33	Mixed-Use Office	BC	1	Y	
085	025	692840	0032	7,000	2090311	\$1,718,500	12/14/04	\$245.50	Restaurant	TL 8	1	Y	
085	025	282605	9124	6,871	2094535	\$1,550,000	12/06/04	\$225.59	Auto Service Garage (Discount Tires)	TL 7	2	Y	
085	020	082605	9162	950	2088329	\$127,400	12/03/04	\$134.11	Office Building	R-AC, O	1	Y	

085	025	282605	9006	17,280	2083787	\$2,885,000	11/11/04	\$166.96	Office Building (Virginia Mason Medical Center)	TL 1B	1	Y	
085	040	645250	0330	1,401	2083185	\$390,000	11/10/04	\$278.37	Office Condo (Overlook at Juanita Bay)	JBD 2	1	Y	
085	040	376250	0040	1,557	2077021	\$315,000	10/12/04	\$202.31	Office Condo (Juanita Prof. Plaza Condo)	JBD 6	1	Y	
085	070	246540	0080	70,019	2074876	\$16,270,000	10/05/04	\$232.37	Office Building (Lake Washington Park)	PR 3.6	1	Y	
085	020	082605	9050	7,200	2074179	\$500,000	09/23/04	\$69.44	Industrial (Kent Gypsum)	R 2800,	1	Y	
085	035	282605	9041	6,230	2074216	\$1,590,000	09/15/04	\$255.22	Office Building	TL 4B	1	Y	
085	020	072605	9428	4,104	2074566	\$585,000	09/07/04	\$142.54	Office Building	R15 OP	1	Y	
085	040	302605	9026	9,130	2068165	\$2,500,000	09/01/04	\$273.82	Restaurant (Juanita Beach Broiler)	JBD 1	1	Y	
085	020	096700	0410	1,352	2062433	\$360,000	08/13/04	\$266.27	Office (Conv. Res)	R-AC, O	1	Y	
085	065	864414	0010	2,553	2053224	\$950,000	06/28/04	\$372.11	Retail Condo (Tiara De Lago Condo)	CBD 8	1	Y	
085	020	062605	9199	3,812	2048645	\$400,000	06/16/04	\$104.93	Retail & 2nd Floor Apt.	R 2800,	1	Y	
085	055	388580	3875	7,500	2047170	\$1,760,000	06/15/04	\$234.67	Office Building (Market Square Building)	PR 3.6	1	Y	
085	010	011410	0485	3,000	2044560	\$200,000	06/03/04	\$66.67	Industrial (Storage Warehouse)	R48	1	Y	
085	055	388580	4670	2,200	2045779	\$888,000	06/03/04	\$403.64	Small Office (Conv. SFR)	PR 3.6	1	Y	
085	020	072605	9180	6,479	2030990	\$850,000	04/08/04	\$131.19	Office Building (Former Allied Pacific Bldg.)	R 2800,	4	Y	
085	075	389310	0920	46,089	2021598	\$3,900,000	03/01/04	\$84.62	Industrial - GTS Drywall Supply	LI	2	Y	
085	020	082605	9072	1,472	2018662	\$485,000	02/11/04	\$329.48	Office Building	R15 OP	1	Y	
085	020	072605	9444	9,769	2012552	\$2,100,000	01/05/04	\$214.97	Office Building (Dental Clinic)	R15 OP	2	Y	

Improvement Sales for Area 085 with Sales not Used 4/24/2007

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
085	010	112604	9158	10,602	2255724	\$400,000	12/12/06	\$37.73	CUSTOM INDUSTRIES	RB	1	17	Non-profit organization
085	055	388580	2835	5,550	2255302	\$657,500	12/07/06	\$118.47	RETAIL STORE	BN	2	22	Partial interest (1/3, 1/2, etc.)
085	010	011410	1240	1,810	2261703	\$20,100	11/20/06	\$11.10	SELF SERVICE CAR WASH	RB	1	16	Government agency
085	040	302605	9162	4,900	2236951	\$1,908,000	09/13/06	\$389.39	WINDEMERE REAL ESTATE	JBD 2	2	11	Corporate affiliates
085	030	202605	9066	6,016	2230871	\$1,550,000	08/21/06	\$257.65	Office Building	CBPSO	1	52	Statement to dor
085	035	282605	9069	4,355	2231654	\$77,300	08/16/06	\$17.75	KIRKLAND NISSAN	BC	1	16	Government agency
085	035	282605	9069	4,355	2231655	\$2,700	08/16/06	\$0.62	KIRKLAND NISSAN	BC	1	24	Easement or right-of-way
085	010	416410	0115	17,450	2229722	\$3,200,000	08/07/06	\$183.38	MASONRY CONSTRUCTION CO	NB	1	12	Estate administrator, guardian, or e
085	045	250550	0115	6,562	2225032	\$1,475,000	07/24/06	\$224.78	2 RE/MAX OFFICE BUILDINGS	PR 5.0	1	46	Non-representative sale
085	010	011410	0571	2,450	2223488	\$869,054	07/19/06	\$354.72	M J NESS CONSTRUCTION	O	2	16	Government agency
085	075	389310	0921	60,209	2223796	\$12,500,000	07/19/06	\$207.61	COSTCO HOME OFFICE BLDG #1	LI	1	46	Non-representative sale
085	010	011410	0560	8,988	2223483	\$1,500,000	07/18/06	\$166.89	C & W FINANCIAL	O	1	16	Government agency
085	010	011410	0915	6,240	2235100	\$5,100	07/11/06	\$0.82	KENMORE BAPTIST CHURCH	R24	1	16	Government agency
085	040	302605	9078	2,880	2196944	\$1,200,000	03/28/06	\$416.67	FROSTYS RESTAURANT	JBD 2	1	36	Plottage
085	040	302605	9078	2,880	2196943	\$475,000	03/28/06	\$164.93	FROSTYS RESTAURANT	JBD 2	1	11	Corporate affiliates
085	075	388690	3400	11,136	2195446	\$1,830,000	03/08/06	\$164.33	LOFT BUILDING II	LIT	1	15	No market exposure
085	055	388580	4040	5,920	2179937	\$797,000	12/28/05	\$134.63	MARKET STREET PROFESSIONAL CNTR	PR 3.6	1	22	Partial interest (1/3, 1/2, etc.)
085	040	302605	9191	1,548	2178547	\$1,275,862	12/21/05	\$824.20	MOBIL MINI-MART & SELF SVC GAS	JBD 2	2	8	Questionable per appraisal
085	010	112604	9091	2,099	2169428	\$400,000	11/07/05	\$190.57	RETAIL BLDG	RB	1	46	Non-representative sale
085	030	242604	9007	67,525	2164972	\$9,625,000	10/26/05	\$142.54	ST THOMAS CENTER-MILAM	R4	1	15	No market exposure
085	075	388580	5550	10,092	2165564	\$492,500	10/26/05	\$48.80	NW NEON & PLASTIC SIGNS	LI	2	22	Partial interest (1/3, 1/2, etc.)

085	025	282605	9138	8,600	2163763	\$3,600,000	10/17/05	\$418.60	OFFICE & CAR WASH	FC I	1	46	Non-representative sale
085	025	332605	9068	1,798	2160464	\$1,396,612	09/16/05	\$776.76	Union 76 SERVICE STATION	BN	1	15	No market exposure
085	065	052505	9063	16,473	2133246	\$6,675,000	06/17/05	\$405.21	KIRKLAND HARDWARE	PLA 4	1	N	
085	040	179150	0315	1,150	2128429	\$1,300,000	05/31/05	\$1,130.43	Greek Restaurant	JBD 4	1	46	Non-representative sale
085	075	388690	1295	23,073	2127564	\$4,750,000	05/31/05	\$205.87	MOSS BAY AUTO CENTER	LI	1	46	Non-representative sale
085	030	755830	0180	0	2124523	\$1,035,000	05/17/05	\$0.00		R12SO	2	11	Corporate affiliates
085	065	388580	0360	0	2104572	\$2,218,000	02/25/05	\$0.00	COFFEE STAND	BC	1	15	No market exposure
085	010	011410	0662	2,440	2082261	\$299,000	11/02/04	\$122.54	SVC BLDG w/ GARAGE	O	1	15	No market exposure
085	020	072605	9109	1,188	2079563	\$935,422	10/25/04	\$787.39	RANCH DRIVE IN	R15 OP	1	51	Related party, friend, or neighbor
085	065	062505	9042	3,879	2074970	\$1,225,000	09/30/04	\$315.80	WARD REALTY & APTS	CBD 2	1	12	Estate administrator, guardian, or e
085	020	097000	0035	1,020	2071860	\$125,000	09/17/04	\$122.55	DENTAL OFFICE	R15 OP	1	51	Related party, friend, or neighbor
085	020	052605	9178	7,616	2061168	\$100,000	07/27/04	\$13.13	MAYWOOD HILLS ELEMENTRY	R 5	2	16	Government agency
085	020	082605	9116	24,717	2060237	\$100,000	07/15/04	\$4.05	NORTHSHORE SENIOR CENTER:BLDG	R4 SSHO	1	16	Government agency
085	070	246540	0080	65,270	2049099	\$11,535,817	06/22/04	\$176.74	LAKE WASHINGTON PARK	PR 3.6	1	46	Non-representative sale
085	065	388580	8660	6,320	2042778	\$2,240,000	05/25/04	\$354.43	OFFICES	CBD-B	1	46	Non-representative sale
085	010	112604	9020	29,550	2031108	\$11,000,000	04/12/04	\$372.25	KENMORE PRE-MIX	NB	1	44	Tenant
085	075	388690	1400	10,900	2026149	\$300,000	03/22/04	\$27.52	MEAT DISTRIBUTORS INC	LI	1	46	Non-representative sale
085	070	788260	0120	37,799	2035661	\$2,500	03/10/04	\$0.07	PACE CHEMICAL CO	PLA 6 G	1	18	Quit claim deed
085	065	408000	0010	0	2016179	\$1,215,000	01/30/04	\$0.00	Retail Condo	CBD 2	1	15	No market exposure
085	020	072605	9203	1,340	2014747	\$385,000	01/21/04	\$287.31	OLD REAL ESTATE OFFICE - TO BE R	R15 OP	1	15	No market exposure